



Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, JULY 6, 2021

Planning Board members present: Robert Best; Paul McLaughlin; Barbara Healey (Town Council Ex-Officio); Jaimie von Schoen; and Alternate Nelson Disco.

Planning Board members absent: Lynn Christensen & Neil Anketell

Staff present: Robert Price, Planning & Zoning Administrator

1. Call to Order

Robert Best called the meeting to order at 7:01 p.m. and designated Nelson Disco to sit for Lynn Christensen.

2. Planning & Zoning Administrator's Report

The Board voted 5-0-0 to determine that the Curry & Manoukian/Land of Goshen Subdivisions are not of regional impact, on a motion made by Nelson Disco and seconded by Paul McLaughlin.

3. **57-59 Daniel Webster Highway Merrimack, LLC. (applicant/owner)** – Continued review for acceptance and consideration of a Site Plan to construct a 100,700 s.f. manufacturing building and construct a 66,000 s.f. manufacturing addition to the existing 449,500 s.f. warehouse building. The parcels are located at 57-59 Daniel Webster Highway in I-1 (Industrial) and Aquifer Conservation Districts, Tax Map 2E, Lots 006 and 006-01. Case # PB2021-19. **This item is continued from the June 1, 2021 Planning Board meeting.**

Applicant was represented by: Tom Hildreth, McLane Middleton Professional Association; Steve Glowacki, RJ O'Connell & Associates, Inc.

The Board voted 4-0-1 to accept the application for review, on a motion made by Barbara Healey and seconded by Nelson Disco. Jaimie von Schoen abstained.

Public comment was received from: Bill Fallon, 12 Merrimack Drive

The Board voted 4-0-1 to grant conditional final approval to the application, on a motion made by Paul McLaughlin and seconded by Barbara Healey. Jaimie von Schoen abstained.

4. **Northshore Trailer and Suspension, LLC (applicant) and Joseph Nissim (owner)** – Continued review for consideration of a Waiver of Full Site Plan Review to operate a trailer suspension and repair business. The parcel is located at 20 Star Drive in the I-1 (Industrial) and the Aquifer Conservation District. Tax Map 3D-1, Lot 012. Case # PB2021-21. **This item is continued from the June 15, 2021 Planning Board meeting.**

Applicant was represented by: David Morin, Verani Realty

Public comment was received from: Public comment was received from: Richard Kalika, Kalika, LLC, Star Drive.

The Board voted 5-0-0 to grant a waiver of full site plan review, on a motion made by Paul McLaughlin and seconded by Nelson Disco.

The Board voted 5-0-0 to grant conditional final approval to the application, on a motion made by Nelson Disco and seconded by Barbara Healey.

5. **Robert & Karen Curry (applicants/owners)** - Review for acceptance and consideration of final approval for a two lot subdivision. The parcel is located at 2 County Road in the R-1 (Residential, by Map) and Aquifer Conservation Districts. Tax Map 3A, Lot 65-1. Case # PB2021-25.

Due to a defect with the abutter notification, this item was not heard.

6. **L & F Realty Trust (applicants/owners)** - Review for acceptance and consideration of a Site Plan amendment to modify site lighting and add additional pavement and related improvements. The parcel is located at 396 Daniel Webster Highway in the C-2 (General Commercial), R-4 (Residential), Aquifer Conservation, and Elderly Housing Overlay Districts. Tax Map 4D-3, Lot 032. Case #PB2021-26

Applicant was represented by: Matt Peterson, Keach-Nordstrom Associates, Inc.

There was no public comment.

At the applicant's request, the Board voted 5-0-0 to continue the application's acceptance and public hearing to August 17, 2021, on a motion made by Nelson Disco and seconded by Barbara Healey.

7. **Merrimack Parcel A, LLC (applicant) and Merrimack Parcel A, LLC and Slate Merrimack Acquisition, LLC (owners)** - Review for consideration of an amendment to an approved site plan to modify previously approved locations of pedestrian sidewalks. The parcel is located at 10 Premium Outlets Boulevard in the I-2 (Industrial) and Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 3C, Lots 191-02 and 191-02U1-02U4. Case # PB2021-27.

Applicant was represented by: Dave Fenstermacher, VHB, Inc.; & Thomas J. Leonard, Welts, White & Fontaine, PC.

There was no public comment.

The Board voted 5-0-0 to grant conditional final approval to the application, on a motion made by Nelson Disco and seconded by Barbara Healey.

8. **Vatche Manoukian (applicant) and Land of Goshen, LLC (owner)** - Review for acceptance and consideration of final approval for an amended subdivision that proposes to consolidate and re-subdivide 11 existing lots into 16 lots. The parcels are located on Watkins Road in the R-1

(Residential, by Soils), R-2 (Residential, by soils) and Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 4C, Lot 449 through 449-12. Case # PB2021-28.

Applicant was represented by: Matt Peterson, Keach-Nordstrom Associates, Inc.

The Board voted 5-0-0 to accept the application for review, on a motion made by Nelson Disco and seconded by Barbara Healey.

There was no public comment.

The Board voted 5-0-0 to grant conditional final approval to the application, on a motion made by Paul McLaughlin and seconded by Nelson Disco.

9. Discussion/possible action regarding other items of concern

Discussion only.

10. Approval of Minutes — June 15, 2021

The Board voted 5-0-0 to approve the minutes of June 15, 2021 as submitted, on a motion made by Barbara Healey and seconded by Nelson Disco.

11. Adjourn

The Board voted 5-0-0 to adjourn at 9:27 p.m. on a motion made by Nelson Disco and seconded by Barbara Healey.